

083.0

0005

0007.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTON

APPRAISED:

Total Card / Total Parcel

632,200 / 632,200

USE VALUE:

632,200 / 632,200

ASSESSED:

632,200 / 632,200


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
88		PARK AVE EXT, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: MURPHY SEANAN B	
Owner 2: LEINICKE SARAH	
Owner 3:	

Street 1: 88 PARK AVENUE EXT

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: LEWIS AMY/GENEST PETER C -

Owner 2: -

Street 1: 88 PARK AVE EXT

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 5,008 Sq. Ft. of land mainly classified as One Family with a Bungalow Building built about 1927, having primarily Asbestos Exterior and 1598 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5008		Sq. Ft.	Site		0	70.	1.14	6									399,169						399,200	

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
101		5008.000	233,000		399,200	632,200			
Total Card		0.115	233,000		399,200	632,200	Entered Lot Size		
Total Parcel		0.115	233,000		399,200	632,200	Total Land:		
Source: Market Adj Cost				Total Value per SQ unit /Card:	395.62	/Parcel: 395.6	Land Unit Type:		

PREVIOUS ASSESSMENT

Parcel ID								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	101	FV	233,300	0	5,008.	399,200	632,500	632,500 Year End Roll
2019	101	FV	203,800	0	5,008.	393,500	597,300	597,300 Year End Roll
2018	101	FV	203,800	0	5,008.	302,200	506,000	506,000 Year End Roll
2017	101	FV	203,800	0	5,008.	285,100	488,900	488,900 Year End Roll
2016	101	FV	203,800	0	5,008.	262,300	466,100	466,100 Year End
2015	101	FV	179,100	0	5,008.	245,200	424,300	424,300 Year End Roll
2014	101	FV	179,100	0	5,008.	225,800	404,900	404,900 Year End Roll
2013	101	FV	179,100	0	5,008.	225,800	404,900	404,900

SALES INFORMATION

TAX DISTRICT							PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	
LEWIS AMY/GENES		1422-77	8/29/2012		420,000	No	No			
CHUNG CONRAD/BO		1327-25	9/27/2006		429,900	No	No			
HOSKINS JONNY M		1275-197	10/20/2003		388,000	No	No			
GREENE GARY R		1268-170	5/30/2003		315,000	No	No			
GREENE ELSIE J		1257-194	9/12/2002	Family		1	No	No		
		501-589	1/1/1901	Family		No	No	N		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/29/2013	137	Manual	2,877	C				
6/27/2003	515	Redo Kit	6,000					

ACTIVITY INFORMATION

Date	Result	By	Name
8/13/2018	MEAS&NOTICE	CC	Chris C
5/21/2013	Info Fm Prmt	EMK	Ellen K
12/30/2008	Meas/Inspect	294	PATRIOT
12/31/2006	MLS	MM	Mary M
9/14/2003	MLS	MM	Mary M
1/14/2000	Mailer Sent		
1/14/2000	Measured	163	PATRIOT
12/1/1981		MM	Mary M
Sign:	VERIFICATION OF VISIT NOT DATA		

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH											
Type:	2 - Bungalow			Full Bath:	1	Rating:	Good																
Sty Ht:	1A - 1 Sty +Attic			A Bath:		Rating:																	
(Liv) Units:	1	Total: 1		3/4 Bath:		Rating:																	
Foundation:	2 - Conc. Block			A 3QBth:		Rating:																	
Frame:	1 - Wood			1/2 Bath:		Rating:																	
Prime Wall:	5 - Asbestos			A HBth:		Rating:																	
Sec Wall:		%		OthrFix:		Rating:																	
Roof Struct:	2 - Hip			OTHER FEATURES																			
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Very Good																
Color:	TAN			A Kits:		Rating:																	
View / Desir:				Frl:		Rating:																	
GENERAL INFORMATION				WSFlue:		Rating:																	
Grade:	C - Average			CONDOS INFORMATION																			
Year Blt:	1927	Eff Yr Blt:		Location:																			
Alt LUC:		Alt %:		Total Units:																			
Jurisdct:	G5	Fact: .		Floor:																			
Const Mod:				% Own:																			
Lump Sum Adj:				Name:																			
INTERIOR INFORMATION				DEPRECIATION								REMODELING											
Avg Ht/FL:	STD			Phys Cond:	GD - Good	18. %										No Unit	RMS	BRS	FL				
Prim Int Wall:	2 - Plaster			Functional:		%										1	6	3					
Sec Int Wall:		%		Economic:		%																	
Partition:	T - Typical			Special:		%																	
Prim Floors:	3 - Hardwood			Override:		%																	
Sec Floors:		%		Total:	18.6	%										Totals							
Bsmnt Flr:	12 - Concrete			CALC SUMMARY								1	6	3									
Subfloor:				COMPARABLE SALES																			
Bsmnt Gar:	1			Basic \$ / SQ:	90.00									Rate	Parcel ID	Typ	Date	Sale Price					
Electric:	3 - Typical			Size Adj.:	1.30707121																		
Insulation:	2 - Typical			Const Adj.:	0.94031191																		
Int vs Ext:	S			Adj \$ / SQ:	110.615																		
Heat Fuel:	2 - Gas			Other Features:	67500																		
Heat Type:	5 - Steam			Grade Factor:	1.00																		
# Heat Sys:	1			NBHD Inf:	1.00000000																		
% Heated:	100	% AC:		NBHD Mod:																			
Solar HW:	NO	Central Vac:		LUC Factor:	1.00																		
% Com Wall:		% Sprinkled:		Adj Total:	286201																		
				Depreciation:	53233																		
				Deprecated Total:	232968																		
MOBILE HOME				WtAv\$/SQ:		AvRate:		Ind.Val															
Make:									PARCEL ID				083.0-0005-0007.0										
SPEC FEATURES/YARD ITEMS				Serial #:																			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value						
More: N					Total Yard Items:				Total Special Features:				Total:										
SKETCH																				IMAGE			